

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

SPECIAL MEETING

February 25, 2020

PRESENT: Chairman Torsten Rhode Commissioner Guy Turchetti
 Vice Chairman Stanley Taylor Commissioner Lindsay Henehan
 Commissioner Jeff Ayers Commissioner Thomas Lyon

ABSENT: Commissioner Anne Beyer

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

CALL TO ORDER

Chairman Rhode called to order the Regular Meeting of the City Planning Commission at 7:00 P.M.

REVIEW OF APPLICATIONS

ITEM 1 **Application #20-025: 290 Eastern Boulevard, 300 EASTERN BOULEVARD, LLC, Site Plan Review, Architectural Review, and Special Use Permit to construct two buildings (4,400 SF and 3,600 SF), one of which will contain a Drive-Through Restaurant. (Tabled on February 11, 2020)**

The developer, Matt Lester, presented the application. They have made modifications to the architectural design of the buildings and revised the landscaping plan. The site plan now includes a striped walkway connecting to the rest of the plaza.

Mr. Lester distributed photos of existing wellNOW urgent care clinics in Irondequoit and Gates that are similar in style to the proposed design. He pointed out that all of the new clinics display red awnings. This is a branded element they do not want to change. However, they have agreed to remove the red coping.

Vice Chairman Taylor mentioned the wellNOW clinics currently in Schenectady and Cicero. They do not have the red awnings. Mr. Lester explained that those clinics are currently being relocated because they do not comply with the desired branded look.

Commissioner Henehan asked about the material for the awnings. Mr. Lester confirmed they will be metal.

The two-tenant building has been modified to be made flush with the other building. Stone has been added as a feature element and they intend to maintain the two-tone beige color theme of the adjacent shopping center. Vice Chairman Taylor asked if the fronts of the two new buildings will be in line with the existing buildings. Mr. Lester said no; they will be 20-30 feet forward.

Vice Chairman Taylor asked about the lighting. Mr. Lester confirmed they will be up and down sconces, but the uplight is shielded by the building cornice.

The modified landscaping plan eliminates the pear tree and adds more landscaping around the trash corral and in the islands. The final plan will be forwarded to the Tree Advisory Board for review. Vice Chairman Taylor asked if the applicant would consider adding more white pine trees to the south, along the western edge of the property, to cover more of the view from the Waterpark. Mr. Lester said one or two more trees is possible; however, they would not want to impact the view from Eastern Boulevard.

Vice Chairman Taylor inquired about the material to be used on the dumpster enclosure. Mr. Lester described a block enclosure with a stone cap. It will have a brick veneer to match the material of the buildings. The gates will be aluminum.

Mr. Brown noted that the Ontario County Planning Board has reviewed the project and a copy of their referral was provided to the board.

Chairman Rhode addressed the OCPB comment regarding maintenance of the access road. Mr. Lester said they intend to maintain their portion of the road for their tenants.

The OCPB also commented on the need for handicap parking spaces to be located as close as possible to the urgent care clinic. Commissioner Lyon noted that the site plan indicates the handicap parking is to be on the side of the building, but believes they should be moved to the front, near the entrance. Vice Chairman Taylor concurs. Mr. Lester agreed to relocate them to the front, south side of the building.

The OCPB also suggests consideration be given to the visual impact of locating all parking to the front of the buildings. Mr. Lester noted that the area in the front is already paved. Also, relocating the parking area would not be consistent with the rest of the plaza.

Another comment by the OCPB addressed concern that delivery vehicles would be exiting via the drive-thru. Chairman Rhode noted an additional lane, outside of the drive-thru. Mr. Lester described it as a full-length, 12-foot bypass lane. Turning radiuses have been considered and a diagram was circulated.

Commissioner Lyon discussed a comment made by the County Review Committee. They recommend addressing pedestrian access via a connection to the sidewalk along Eastern Boulevard. Commissioner Ayers asked if that sidewalk connects to any other business along the access road. It does not currently connect; however, further discussion determined that the sidewalk is not well designed for that purpose.

Finally, the OCPB commented that the storm water pollution plan does not provide enough detail. Mr. Brown questioned this, as a substantial plan was submitted; perhaps the OCPB was not aware.

Mr. Brown noted that recent comments had been received from the DPW requesting modifications to the utility plan. Mr. Lester said that he had not seen these, but he was sure these would be addressed in the final submittal.

Chairman Rhode asked if there were any comments or questions. Hearing none, he called for a motion.

Vice Chair Taylor moved that the Planning Commission Approve the Special Use Permit portion of the application as submitted and presented.

Commissioner Henahan seconded the motion, which carried with a vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Absent	
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

Commissioner Lyon moved that the Planning Commission Approve the Architectural Review portion of the application as submitted and presented.

Commissioner Turchetti seconded the motion, which carried with a vote (5-1).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Absent	
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	NO
Chairman Rhode	Voting	YES

Commissioner Ayers moved that the Planning Commission Table the Site Plan portion of the application pending a final utility plan.

Commissioner Lyon seconded the motion, which carried with a vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Absent	
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ITEM 2 Application #20-026: 318 Fort Hill Avenue, CLARK MANOR HOUSE, Site Plan Review, Architectural Review, and Special Use Permit to construct a 2,577 SF addition to provide supporting services to the existing 17-bed Adult Care Home. (Tabled on February 11, 2020)

Commissioner Ayers lifted the application from the table. Vice Chairman Taylor seconded the motion.

Robert Wolfe, of Wolfe Architecture presented the application. The Architectural Review component of the application was tabled pending a review of the materials—primarily the siding and the windows. They have also made other changes to the originally submitted plan. They are proposing fewer windows. This will help with temperature fluctuations and provide more wall space.

Commissioner Lyon questioned the decision to reduce the windows on the ramp from six down to two. He believes this is a significant reduction. Mr. Wolfe explained there would still be ample light from the remaining windows.

Mr. Wolfe provided a sample of the proposed windows. He said they would prefer to use internal dividers for the windows in the new exercise room to maintain consistency with the south façade. This would also help avoid the added maintenance that exterior grills would require. They are harder to clean.

Chairman Rhode expressed difficulty approving anything other than exterior dividers for the new windows. He believes it is important to set a better precedent. Commissioners Henehan and Lyon agree.

Commissioner Henehan asked about the color and material of the proposed windows. Mr. Wolfe described them as wood-clad aluminum in white to match the existing windows.

Chairman Rhode finds the nine-over-nine window dividers to be a favorable change. It matches the existing windows on the house.

Commissioner Ayers asked if the existing architectural detail between the windows would remain the same. Mr. Wolfe said yes, they plan to match it to keep consistency.

Another change they are proposing is to drop the columns and trim on the north and east elevations to save the decorative features for the more visible, west side facing Fort Hill Avenue.

Commissioner Henehan asked about the proposed siding material. Mr. Wolfe said they have chosen LP Smart Side, which is wood-based clapboard in the same reveal as the existing siding. The trim will be an unpainted PVC material, similar to Azek.

Chairman Rhode questioned whether the siding proposed would be smooth or have wood-grain embossing. Mr. Wolfe said their intent is to match the original siding as closely as possible.

Commissioner Henehan inquired about the lattice proposed for the corners of the exercise room. Mr. Wolfe said the material would be the same as the trim. It will be the same site lines as currently existing on the south façade. Chairman Rhode confirmed it will be vertical and horizontal, not diagonal.

Commissioner Henehan asked if the roof would be shingled. Mr. Wolfe confirmed and said it will match the existing structure.

Mr. Wolfe addressed Commissioner Henehan's question regarding the foundation. It will be block with a parged finish. This will be consistent with the west side of the porch.

Finally, they have added an additional exit door on the north façade of the exercise room, as required by code, due to the type of occupancy and number of occupants. Commissioner Henehan asked about the proposed material for the railing at this second exit. Mr. Wolfe said he has recommended a painted galvanized material.

Chairman Rhode asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Taylor moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The windows shall have exterior dividers.
2. The siding shall be LP Smart Siding.
3. The siding and trim shall be smooth, not embossed.
4. The lattice shall be vertical and horizontal.

Commissioner Henehan seconded the motion, which carried with a vote (6-0).

Commissioner Ayers	Voting	YES
Commissioner Beyer	Absent	
Commissioner Henehan	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Lyon	Voting	YES
Vice Chairman Taylor	Voting	YES
Chairman Rhode	Voting	YES

ADJOURNMENT

Commissioner Turchetti moved to adjourn the meeting at 8:30. Commissioner Lyon seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Torsten Rhode
Planning Commission Chairman